

**Village of Cold Spring  
Historic District Review Board  
85 Main Street, Cold Spring, New York 10516**

**Regular monthly meeting  
02/10/2016**

Members present: Chair Al Zgolinski; Vice Chair Kathleen E. Foley; Members: Carolyn Bachan, Andrea Connor, and Sean Conway.

Chairman A. Zgolinski opened the meeting at 8:01 P.M.

**1. Old Business:**

**a. 230 Main Street, Nationally-Designated Area of the District; New Home Construction**

The application was represented by contract vendees D. Reeves & S. DeFranco; Steve Voss of Westchester Modular Homes; and Uzziah Cooper, Architect.

Mr. Cooper reviewed changes in the drawings since the applicants' last workshop with the HDRB; in particular:

Windows:

- to be aluminum clad;
- the Board specifically requested the use of simulated divided lights as per the Design Standards

Shutters:

- no longer included in the design

Foundation

- two options presented: a stucco product or half-brick veneer; the board discussed both
- the Design Standards discourage brick tile because of durability; however, the Board examined the material sample provided and the majority felt that the thickness and quality of the produce alleviated those concerns
- given the amount of exposed foundation, as well as the material palette of the neighborhood, the board expressed preference for the brick veneer over stucco

Front Stoop

- the stringer and risers were proposed in brick, with bluestone treads
- metal handrail proposed in keeping with the Colonial Revival styling of the house
- members were open to the materials proposed but expressed concern over the amount of exposed brick on the front façade; the applicant will consider options

Rear Porch

- roof pitch has been raised to meet the pitch of the main roof
- deck, stairs and railing to be painted pressure-treated wood
- angle of stairs to be parallel with the house

Gutters and Leaders

- square aluminum proposed

Garage

- design being finalized; material palette will be the same as the house - will have the same material as the house. The garage is a two car garage with one large door that opens.
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K. Foley moved to schedule a public hearing; C. Bachan seconded the motion. The motion passed unanimously. A public hearing was scheduled for February 24, 2016 at 8:00 P.M. The applicant was informed of the \$80.00 public hearing fee to be submitted to the Village Clerk.

**2. New Business:**

***a. The Chapel Restoration, 45 Market Street; Nationally Designated Area of the District; Sign Board***

Gail Hannah and Michael Armstrong represented the Chapel Restoration, proposing a message board made of 100% recycled Polymer material, to be placed at the bottom of the Chapel path, in view of passers-by. The Board examined a sample of the material and a cut sheet. The door for the board is acrylic, and the interior backing dark rubber.

Chair A. Zgolinski raised concern over the use of composite material in this application, given restrictions in the Design Standards, and suggested metal legs for the sign. K. Foley and S. Conway expressed support for the material, given its quality and appropriateness to its use. K. Foley felt this application provided a good precedent for the use of composite materials in the District. K. Foley moved to accept the application as presented and C. Bachan seconded the motion. A roll call vote was taken with the following results

K. Foley	Yes
S. Conway	Yes
C. Bachan	yes
A. Connor	Yes
A. Zgolinski	No, for the reasons stated above related to the material

The vote carried 4-1.

***b. 6 Rock Street, Nationally Designated Area of the District; Installation of Solar Panels***

The application was represented by owners Allen Spiegel and Tara Vamos, as well as Rich Galbarth from Communication Specialists/DBA Vanguard Energy. Panels are proposed for the front slope of the roof, with the conduit running along an existing gutter at the rear of the east façade; there will be no exterior transformer. The Board noted the sensitive placement of the conduit and the limited visibility of the panels. C. Bachan moved to accept the application as presented and A. Connor seconded the motion; it was passed unanimously.

***c. 7 Fair Street; Nationally Designated Area of the District; Removal of Siding; Repairs to Carriage House***

The application was represented by owner N. Henricksen. The proposal includes the removal of existing aluminum siding and underlying clapboard from the main house, and their replacement with cementitious clapboard. Additionally, the applicant would like to add a wood stove to the house; a new

metal chimney vent will be required on the south slope of the roof. An existing stove pipe, which is not visible from the public right of way, will be removed from the rear porch roof.

Among the reasons cited by the applicant for proposing to remove historic siding from the house were the following: (1) to add insulation to the structure; and (2) to have the siding on the house and the carriage house match – the replacement of the board and batten on that structure is proposed as well. The Board and applicant discussed the condition of the underlying wood clapboard on the house and asked the applicant to expose a portion of it for assessment. The Board discussed different options for adding insulation without removing the historic siding. Additionally, S. Conway noted that the board and batten siding on the carriage house is a character-defining feature of the structure and historically significant. Neither he nor any of the board supported the removal of the board and batten there. He further suggested that, given the stylistic ties of the house and the carriage house, they will likely seem more closely paired if they are painted the same color. The Board agreed to a site visit to examine the historic clapboard on the house, as well as gain greater clarity on the placement of the new stove pipe.

The property's carriage house is one of few remaining examples of carriage houses in the Village, and particularly of the Gothic Revival style. The Board noted that it is intact and retains its original materials except for the replacement roll-up door on the main facade. The applicant wishes to replace the board and batten with clapboard, replace the roll-up door, add a pedestrian door to main façade, and change out the original lancet-arched hayloft opening for a rectangular window. The purpose of the window is to add light in the structure's upper floor. Additionally, the applicant would like to replace the glazing in the cupola, which has been damaged by animals. Given the significance of the carriage house, the Board was not in favor of removing the board and batten or altering the lancet-arch opening. They welcomed the replacement of the roll-up door with a more historically-accurate model. The board agreed to further discuss these aspects of the proposal after the site visit.

No vote was taken and the Board scheduled a site visit for February 19 at 12:30 P.M.

### **3. Board Business:**

- a. Ordinance—a workshop was scheduled to discuss the draft revision of Chapter 64 on February 18 at 8:00pm
- b. Updated application—the draft is ready for forwarding to the Trustees and the Village Attorney; discussions will need to be had with Trustee Murphy about readying the application for electronic submission; S. Conway will work with K. Foley on related formatting
- c. SHPO/CLG Grant—a revised estimate will be put together by next Friday by Stephen Tilly Associates; grant application must be received by SHPO by February 29
- d. CLG Annual Report—A. Zgolinski to finalize and submit in advance of the grant application submission
- e. Budget Request—in additional to the usual budget lines requested by the HDRB, the Trustees have asked for an estimate of fee revenues and required legal services from the Village Attorney; the Board discussed how to formulate the estimate of legal services; budget request due Friday, February 19

Realizing that the evening's applications had not been classified under SEQR, the Board made the following findings:

- S. Conway made a motion to declare the sign board application for the Chapel Restoration as a SEQRA Type II action; A. Connor seconded the motion. C. Bachan voted no since the

Chapel is in the National District. The motion passed 4-1; K. Foley abstained, citing her own uncertainty related to correct designation for the application.

- C. Bachan motioned to declare the application of 6 Rock Street a Type II SEQRA action; K. Foley seconded the motion. It was approved unanimously.

To assist with the SEQR process going forward, C. Bachan will compile a proposed local list of Type II actions for the Board to review and agree upon.

**4. Minutes:**

- The minutes of January 6, 2016 were reviewed. S. Conway moved to approve the minutes as presented and C. Bachan seconded the motion. The minutes were approved vote of 4-0; K. Foley abstained as she did not participate in the meeting.
- The minutes of January 20, 2016 were reviewed. C. Bachan moved to accept the minutes as presented and S. Conway seconded the motion. They were approved 4-0; K. Foley abstained as she did not participate in the meeting.
- The minutes of January 13, 2016 were reviewed. A. Zgolinski moved to approve the minutes as revised and C. Bachan seconded the motion; the minutes were approved unanimously.
- The minutes of February 3, 2016 were reviewed and amended. K. Foley moved to approve the minutes as revised and S. Conway seconded the motion. They were approved 3-0; C. Bachan and A. Connor abstained as they did not participate in the meeting.

K. Foley moved to adjourn the meeting and S. Conway seconded the motion. The meeting adjourned at 10:30 P.M.

  
Kathleen E. Foley Vice Chair

  
Date